

CITY OF SMYRNA

COMMUNITY DEVELOPMENT

MEMORANDUM

To: License and Variance Board

From: Joey Staubes, AICP – Planner II
Ken Suddreth – Community Development Director

Date: February 23, 2018

CC: Mayor and City Council

RE: **VARIANCE CASE V18-013**
462 Cooper Woods Court – Allow second kitchen in existing dwelling unit

BACKGROUND

The applicant is in the process of completing an addition on an existing single family residence to prepare additional living space for aging parents, and is requesting a variance from Section 402.24 of the Zoning Code to allow a second kitchen. Because the subject property is a single-family residence, the additional kitchen would constitute a second living unit, which is prohibited per the definition of a single-family dwelling.

ANALYSIS

The subject parcel is located at 462 Cooper Woods Court (see Figure 1), and is zoned RAD. The adjacent and adjoining properties to the north, south, and west are zoned RAD and the property to the east is zoned R-15; all are occupied with residential uses. The subject property consists of a two story home with unfinished basement.

The applicant is requesting the allowance of a kitchen within the basement, to be used by an aging parent, and is not to be rented or occupied for gain. Section 402.24 of the zoning ordinance defines a dwelling unit as, “a building or portion thereof, designed, arranged and used for living quarters for one family only, but not including units in hotels or other such structures designed for transient residence. An individual bathroom and complete kitchen facilities, permanently installed, shall be contained within each dwelling unit.” City’s Zoning Code restricts one complete kitchen per single-family dwelling; therefore a variance is needed to allow a second kitchen in the basement of the home.

The homeowner intends to finish the basement and will include a full bathroom and kitchen when completed. No other setback or impervious area variances are needed. The basement will consist of a new bedroom, living area, bathroom, kitchen, and deck. The finished basement will appear as part of the main structure and will not be divided by any fire wall. The basement will have access to a rear patio, but otherwise has no separate means for access. Thus, the addition could not easily be converted to a separate rental unit by future owners. Similar

variances, where the second kitchen is enclosed with the main structure or basement have been approved.

The applicant is requesting to allow a second kitchen and full bathroom for an aging family member. Were it not for the kitchen, no other variances would be needed for the finished basement. Community Development has been supportive of similar variances where the second kitchen has been proposed for family only and where second kitchen could not easily be converted to a rental unit or duplex.

STAFF COMMENTS

The applicant has requested a variance to permit a second kitchen in a single-family home. 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. Furthermore, there is a precedent for the variance in the city having approved similar variances in the Heritage at Vinings, Enclave at Cooper Lake and Stonegate subdivisions. These previous variances have been for homes of similar size and type with no known detriment to the surrounding areas. After a review of the standards above, Community Development believes that the second kitchen will not adversely affect surrounding residents, nor set a negative precedent for future homebuilding in the area. At the time of this report, no opposition has been made to Community Development from neighboring properties. Community Development recommends **approval** of the requested variance with the following stipulations:

1. The addition is to be utilized by family members only.
2. The applicant shall not lease, rent, or sublet any space in their home.
3. These conditions shall run in perpetuity with the property and as such are also applicable to any future owner.

Figure – 1



Figure – 2
(Subject Home)



Figure – 3
Adjacent Property to West



Figure – 4
Adjacent Property across Cooper Woods



Figure – 4
Proposed Finished Basement Plan

