



# City of Smyrna

City of Smyrna  
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## Issue Sheet

File Number: 2021-009

Agenda Date: 1/13/2021

Version: 1

Status: ATS Review

In Control: License and Variance Board

File Type: Variance Request

Agenda Number: C.

**WARD / COUNCILMEMBER:** Ward 3 / Travis Lindley

**\$ IMPACT:** N/A

### Agenda Title:

**Pubic Hearing** - V21-001 - Increase accessory building size from 25% to 79% - Land  
Lot 489 - 1095 Powder Springs Street - Blake Baklini

**ISSUE AND BACKGROUND:** The applicant is seeking two variances to increase the accessory building size from 25% to 79% of the primary dwelling and increase the accessory building height from 15 feet to 17 feet to allow for the construction of a new detached covered parking area at 1095 Powder Springs Street. The maximum accessory structure size and height 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 for the maximum accessory structure size of 25% of the main structure and the maximum accessory structure height of 15 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. 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 variances will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variances with the following conditions:

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