

CITY OF SMYRNA

COMMUNITY DEVELOPMENT

MEMORANDUM

To: License and Variance Board

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

Date: October 17, 2019

RE: VARIANCE CASE V19-046
3215 Dunn St – Reduce interior side setback from 12 feet to 10 feet

VARIANCE CASE V19-047
3215 Dunn St – Reduce Collier Dr streetside setback from 23.3 feet to 18 feet

BACKGROUND

The applicant is requesting a variance to reduce the Collier Drive streetside setback from 23.3 feet to 18 feet and a second variance to reduce the interior side setback from 12 feet to 10 feet to renovate and add onto an existing home. The current structure is a 2,278 sq. ft. one and a half story home. Section 1202 of the zoning ordinance requires a streetside setback of 23.3 feet on Collier Drive and Section 801 of the zoning ordinance requires a side setback of 12 feet for the R-20 zoning district.

ANALYSIS

The subject parcel is located at the intersection of Collier Drive and Dunn Street (See Figure 1). The subject parcel and all adjacent parcels are zoned R-20, all of which are occupied with single-family detached homes.

The applicant is proposing to remodel a one-story home by renovating the interior, adding a second story, and adding a two-car garage. The applicant will keep some of the existing framing and build a second story above. The applicant will also be removing the existing driveway in the front yard (facing Dunn Street) and adding a new driveway and two-car garage to the side of the property (off Collier Drive). The City Engineer has reviewed the new driveway plan and approved of its new location.

The subject property is 0.66 acres and is occupied with a one and a half-story, single family residence constructed in 1951. The existing structure has a floor area of 2,278 sq. ft and after the remodel, will have a floor area of 5,270 sq. ft. The existing garage is a one-car, front-facing garage with limited parking space. By moving the garage and driveway to Collier Drive, the applicant is able to construct a new two-car garage and driveway for the addition. On the other side of the home, only a 14 foot section of the new structure will encroach into the interior side setback by two feet for the addition of a master bathroom downstairs and a bedroom upstairs.

Community Development has reviewed the request and finds that both variances are the minimum variances needed to add additional living area and a standard two-car garage. Due to the property being a corner lot, the setback requirements are exaggerated to an even greater extent than a typical single-family home. Therefore, the hardship is not self-created, and the proposed improvements to the property could not be accomplished unless relief is granted. Community Development does not foresee any negative impacts to adjacent properties should the variances be approved.

STAFF COMMENTS

The applicant is requesting to deviate from the development standards established by the City for the R-20 zoning district, which requires a minimum streetside setback of 23.3 feet on Collier Drive and a side setback of 12 feet. The applicant requests a variance to reduce the streetside setback to 18 feet along Collier Drive to build a two-car garage at 3215 Dunn Street. Additionally, the applicant is requesting to reduce the side setback to 10 feet for a 14 foot section of the home to be renovated. 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 phone calls regarding the variance request. After a review of the standards above, Community Development believes that the encroachment will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variances with the following condition:

1. Approval of the requested variance shall be conditioned upon the development of the property in substantial compliance with the site plan and elevations submitted with the variance application.

Figure – 1



Figure – 2
Subject Property



Figure – 3
Subject Property



Figure – 4
Adjacent Property



Figure – 5
Adjacent Property



Figure – 6
Adjacent Property



Figure 7 – Site Plan

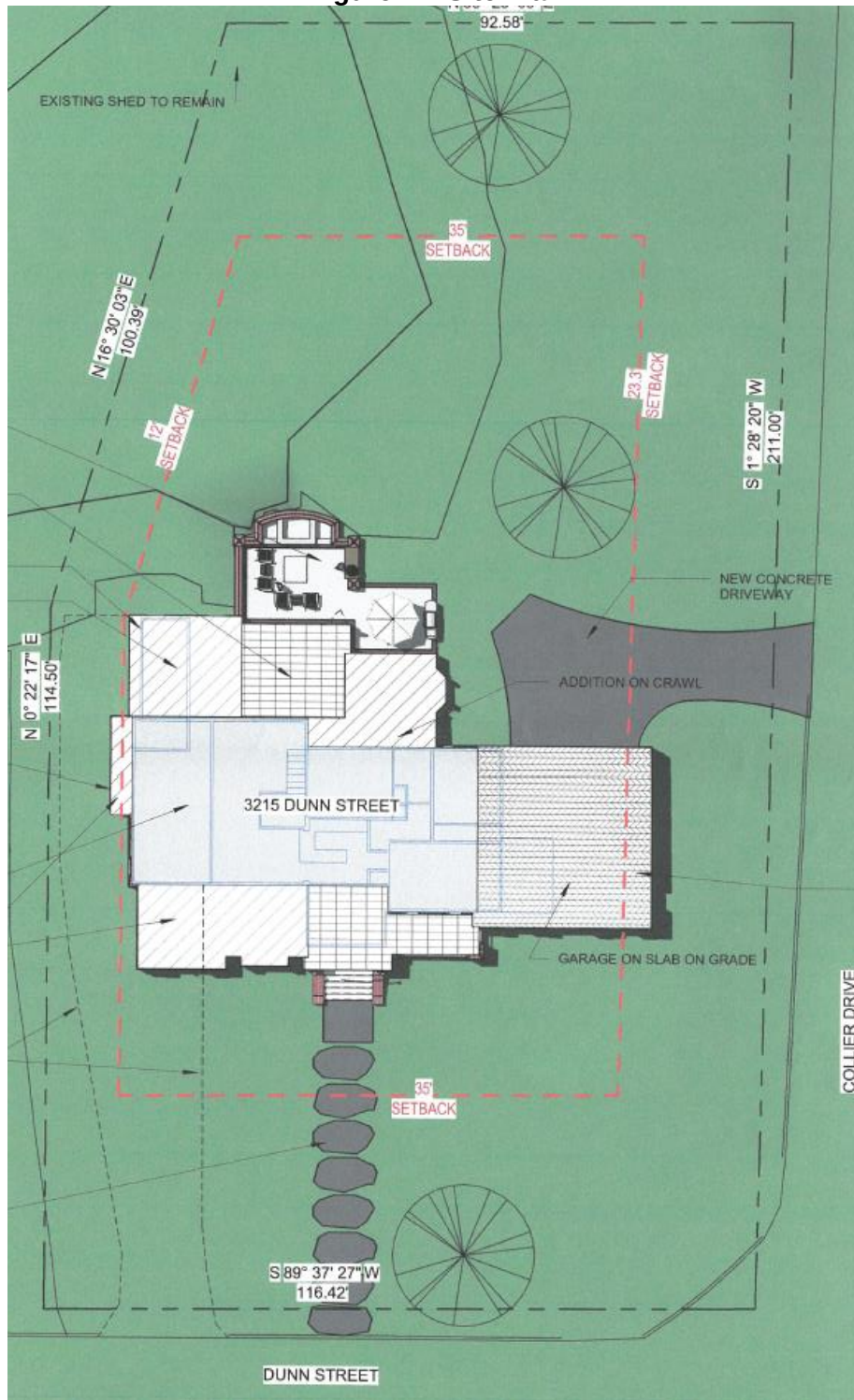


Figure 8 – Elevations

