



City of Smyrna

City of Smyrna
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Issue Sheet

File Number: 2021-174

Agenda Date: 5/3/2021

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Variance Request

Agenda Number: I.

WARD / COUNCILMEMBER: Ward 4 / Corkey Welch

\$ IMPACT: N/A

Agenda Title:

Public Hearing - V21-042 - Allow second accessory structure - Land Lot 408 - 3945 Green Forest Lane - Howard Dale & Virginia B. Williams

ISSUE AND BACKGROUND: The applicant is requesting two variances at 3945 Green Forest Lane to build a new detached 2-car garage. The variance requests are to reduce the side setback from 10 feet to 7 feet and allow an additional accessory structure. The regulations pertaining to accessory structures and uses are located in Section 501 of the Zoning Ordinance. Section 801 requires a side setback of 10 feet for lots zoned R-15.

RECOMMENDATION / REQUESTED ACTION: The applicant is requesting to deviate from the City's accessory structure requirements established in Section 501 and the side setback standard of the R-15 zoning district. 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. Community Development recommends **approval** of the requested variance with the following stipulation:

1.Approval of the subject property for the requested variance shall be conditioned upon substantial compliance with the site plan and elevation submitted with the variance application.