



# City of Smyrna

City of Smyrna  
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## Issue Sheet

File Number: 2021-346

Agenda Date: 8/11/2021

Version: 1

Status: Agenda Ready

In Control: License and Variance Board

File Type: Variance Request

Agenda Number: B.

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

**\$ IMPACT:** N/A

### Agenda Title:

**Public Hearing** - V21-079 - Reduce the accessory structure rear setback from 5 feet to 3.8 feet - Lot 489 - 2674 Grady Street - Montrell L. Coleman

**ISSUE AND BACKGROUND:** The applicant is requesting two variances: to reduce the rear and side setback for an accessory structure at 2674 Grady Street. Section 501 of the City's Zoning Ordinance requires an accessory structure rear setback 5 feet. The side setback of 5 feet is required per the zoning stipulations associated with the Grady Street subdivision, platted in 2019.

**RECOMMENDATION / REQUESTED ACTION:** The applicant is requesting a reduction of the rear setback from 5 feet to 3.8 feet, and side setback from 5 feet to 2.8 feet at 2674 Grady Street. 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 requests against the variance review standards and found neither setback reduction to be in compliance with the review standards. Community Development believes that the setback reductions will result in adverse impacts on adjacent properties when there is ample space to move the shed to meet code. Therefore, Community Development recommends **denial** of the rear and side setback requests. In addition, at the time of this report, Community Development has received two phone calls in opposition to the variance request.