



City of Smyrna

City of Smyrna
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Issue Sheet

File Number: 2021-115

Agenda Date: 3/24/2021

Version: 1

Status: ATS Review

In Control: License and Variance Board

File Type: Variance Request

Agenda Number: B.

WARD / COUNCILMEMBER: Ward 6 / Tim Gould

\$ IMPACT: N/A

Agenda Title:

Public Hearing - V21-024 - Allow additional accessory structure - Land Lot 556 - 1417 Katherine Rose Lane - Chad Elley

ISSUE AND BACKGROUND: The applicant is requesting a variance to construct a 616 square foot cabana at 1417 Katherine Rose Lane. The property is currently occupied by an existing single-family home and an in-ground swimming pool. Thus, the applicant requires a variance to allow construction of a cabana as an additional accessory structure. Section 501 controls the maximum allowable number of accessory structures.

RECOMMENDATION / REQUESTED ACTION: The applicant is requesting to deviate from the City's accessory structure ordinance to allow a second accessory structure. 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 them to be in compliance with the review standards. Similar variances for additional accessory structures have been granted where approval would not impact adjacent properties. Community Development believes that the requested variance will not adversely affect surrounding residents. At the time of this report, Community Development has not received any phone calls in opposition to the variance request. Therefore, Community Development recommends **approval** of the requested variance with the following con

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