

CITY OF SMYRNA COMMUNITY DEVELOPMENT MEMORANDUM

To: License and Variance Board

From: Ken Suddreth, Community Development Director
Joey Staubes, AICP, Planner II

Date: July 6, 2017

**RE: VARIANCE CASE V17-035
1014 Hillsdale Street – Reduction of Driveway Setback from 5 ft. to 1 ft.**

**VARIANCE CASE V17-036
1014 Hillsdale Street – Allow increase of impervious coverage from 35% to 50%**

BACKGROUND

The applicant is requesting a variance to reduce the driveway setback from 5 ft. to 1 ft. and to allow an increase in impervious coverage from 35% to 50% for 1014 Hillsdale Street. The applicant requests the variances in order to construct an addition to the rear of the single family home.

ANALYSIS

The subject parcel is located on the south side of Hillsdale Street (See Figure 1). The subject parcel and adjoining parcels to the north, south, east and west are zoned R-15. All are occupied by single-family detached residences. The adjoining properties to the west of the subject property are oriented towards Fraser Street, which aligns their rear yards with the side yard of the subject property. The subject property is 0.26 acres, or 11,353 sq. ft., which is below the minimum lot area requirement of R-15 at 15,000 sq. ft.

The subject property consists of a one-story single family home with crawlspace, built in 1955, with approximately 1,850 sq. ft. The applicant is proposing a 900 sq. ft. attached garage addition to the rear of the home. The driveway will also be extended to connect with the addition. The existing driveway is approximately 1 ft. away from the side property line. Due to the location of the existing home, insufficient space exists in order to increase the driveway setback, thus the driveway extension will continue the non-conforming setback to access the garage. The proposed improvements will meet the required building setbacks; however the impervious lot coverage will be 50% which exceeds the 35% lot coverage maximum. It should be noted that the 11,353 sq. ft. property is below the minimum lot size of 15,000 sq. ft., which has an impact on the lot coverage ratio.

The applicant will install an adequately sized infiltration pit in the rear yard that will connect to all the downspouts and collect the runoff due to the increased impervious area. The applicant will consult with the City Engineer to ensure that it is properly sized to capture the additional runoff. The driveway setback reduction should not have adverse impact to the adjacent properties, as the driveway is adjacent to those properties' rear yard.

The unique characteristic of the subject property is the non-conforming lot size. The subject property thus can tolerate less impervious coverage than a lot meeting the 15,000 sq. ft. minimum. Community Development believes the variance requested is the minimum variance needed, and that the hardship is not self-created. Community Development believes the improvements should have no adverse impact on adjacent properties.

STAFF COMMENTS

The applicant is requesting to deviate from the development standards established by the City for the R-15 zoning district. The applicant requests encroachment into the 5 ft. driveway setback, and to allow an increase in impervious coverage. 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 request will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variance with the following conditions:

1. Approval is conditioned upon substantial compliance with the site plan submitted with the variance application.
2. Issuance of a building permit is contingent upon the submittal of a stormwater management plan that meets the requirements of the City Engineer.

Figure – 1



Figure – 2
Subject Property



Figure – 3
Side Perspective



Figure – 4
Rear of Properties facing Fraser St

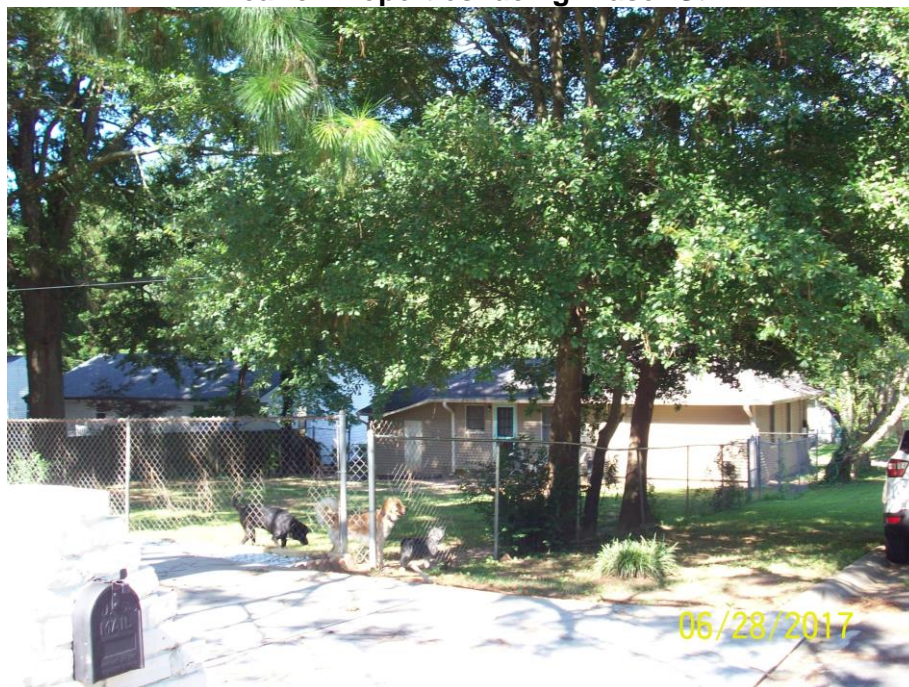


Figure – 5
Proposed Plan

