



City of Smyrna

City of Smyrna
A.Max Bacon City Hall /
Council Chambers
2800 King Street
Smyrna, GA 30080
770-434-6600
www.smyrnacity.com

Legislation Details (With Text)

File #: 2021-145 **Version:** 1 **Name:** 639 Vinings Estates Drive - V21-032
Type: Variance Request **Status:** Agenda Ready
File created: 4/7/2021 **In control:** License and Variance Board
On agenda: 4/14/2021 **Final action:** 4/14/2021
Title: Public Hearing - V21-032 - Allow additional accessory structure - Land Lot 401 - 639 Vinings Estates Drive - Chris & Shannon Greenwald

Sponsors:

Indexes:

Code sections:

Attachments: 1. Issue Sheet, 2. VarmemoV21-032.pdf, 3. Application_V21-032.pdf, 4. Site Plan_V21-032.pdf

Date	Ver.	Action By	Action	Result
4/14/2021	1	License and Variance Board	Approved	Pass

WARD / COUNCILMEMBER: Ward 7 / Lewis Wheaton

\$ IMPACT: N/A

Public Hearing - V21-032 - Allow additional accessory structure - Land Lot 401 - 639 Vinings Estates Drive - Chris & Shannon Greenwald

AND BACKGROUND: The applicant is requesting a variance to allow for an in ground swimming pool at Vinings Estates Drive. The property is currently occupied by an existing single-family home and a shed in the back of the property. Thus, the applicant requires a variance to be allowed to have an additional accessory structure on the property. 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, requests 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 prevent 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 determined them to be in compliance with the review standards. Community Development believes that the requested variances will not adversely affect surrounding residents. Therefore, Community Development recommends **approval** of the requested variance with the following condition:

Approval of the subject property for the requested variances shall be conditioned upon substantial compliance with the site plan submitted.