



City of Smyrna

City of Smyrna
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Legislation Text

File #: V17-031, **Version:** 1

WARD: 3

COMMITTEE: Community Development

\$ IMPACT: N/A

Public Hearing - Variance Request - V17-031 - Allow side setback reduction from 10 ft. to 3 ft. for an accessory structure - 0.36 acres - Land Lot 455 - 3671 Wisteria Lane - Matthew Middleton

: The applicant is requesting two variances at 3671 Wisteria Lane. The first variance is to allow an additional accessory structure, and the second is to allow a reduction in the side setback from 10 ft. to 3 ft. for the accessory structure. Regulations pertaining to accessory structures and uses are located in Section 501 of the zoning ordinance. This request is associated with V17-030.

BACKGROUND: None.

RECOMMENDATION/REQUESTED ACTION: The applicant is requesting two variances from Section 501 of the zoning ordinance for an additional accessory structure within the side yard at the rear property. 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 a 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 standards. Similar variances for additional accessory structures and setback reductions have been granted, and Community Development believes that the requested variances will not adversely affect surrounding residents. At the time of report, Community Development has not received any phone calls in opposition to the variance requests. Therefore, Community Development recommends **approval** of the requested variances with the following conditions:

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

REQUESTED ACTION: The License and Variance Board hold a public hearing per Section 1400 of the City of Smyrna Zoning Ordinance.