



City of Smyrna

Issue Sheet

A Max Bacon
City Hall
2800 King Street
Smyrna, GA 30080

File Number: V24-115

Agenda Date: 7/24/2024

In Control: .

File Type: Variance Item

Agenda Section:
Formal Business

Agenda Number: {{item.number}}

Department: Community Development

Agenda Title:

Public Hearing - Variance Request - V24-059 - Allow second accessory structure - 0.32 acres - Land Lot 592 – 1555 Roswell Street – Stephen McQuade

Ward 3 Councilmember - Travis Lindley

ISSUE AND BACKGROUND:

The applicant is requesting a variance to build a 240 square foot shed in the rear yard of 1555 Roswell Street. The property is currently occupied by an existing single-family home and detached covered patio area. 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 erect a shed on the 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 reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. After a review of the standards above, Community Development believes that the additional accessory structure will not adversely affect surrounding residents; therefore, staff recommends approval of the requested variance with the following condition:

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